

\$415,000 - 170 Peigan Court W, Lethbridge

MLS® #A2222273

\$415,000

4 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

FLEXIBLE INVESTMENT

OPPORTUNITY-----

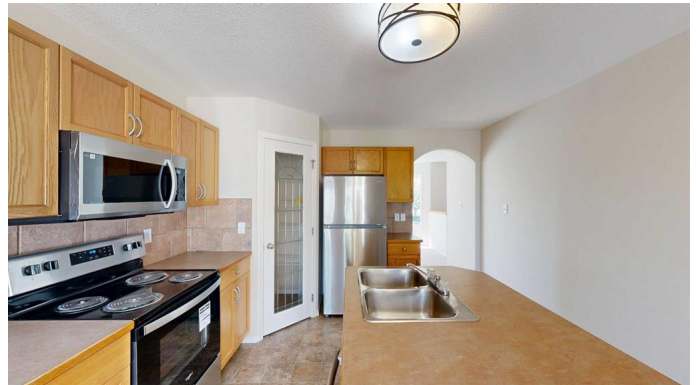
This property is a smart choice for investors looking for maximum flexibility. The lower-level suiteâ€”with its own private entrance via the walk-out basement, kitchen, and full bathâ€”is ready to generate rental income right away. And with a layout that allows for easy reintegration, the home can be converted back to a full single-family residence with minimal effortâ€”perfect for resale or future owner-occupancy. Whether you're seeking steady returns, future upside, or a combination of both, this home checks all the boxes.

IDEAL FOR UNIVERSITY FAMILY

Perfect for parents with a student attending university, this home offers a private basement suite with a separate entrance (walk-out basement), full kitchen, and bathroomâ€”providing your child with independence and safety while keeping them close to home. When not in use, the space can easily be converted into part of the main home, giving you long-term flexibility. Whether youâ€™re helping your child transition into adulthood or planning ahead for future use, this property offers peace of mind and practical value.

Built in 2001

Essential Information



MLS® #	A2222273
Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	170 Peigan Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7N2

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Kitchen Island, Pantry, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	No Neighbours Behind, Sloped Down
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	R-SL

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.